

PARMA PUBLIC HOUSING AGENCY

1440 Rockside Road - Room 306
 Parma, Ohio 44134
 216-661-2015 (phone)
 216-661-2021 (fax)



**Parma Public
Housing Agency**

Mayor – Tim Degeeter
 Executive Director - Lev Kulchitsky

Public Housing – January 17, 2012

Legislation slated for deliberation by the Housing Board:

- 1) N/A

December/January highlights

- 1) MOU forwarded and being reviewed by First Suburbs Consortium. MOU agreement will allow cross-communication between member Cities regarding PPHA's HCV program units (located in member communities).
- 2) Entered into a agreement with the Cuyahoga County Department of Development for them to conduct an energy audit and provide new furnaces, refrigerators, hot water tanks and additional insulation at the units in Chevybrook Estate. We estimate that the benefit to the City is over \$300,000.00+.
- 3) Agency conducted SEMAP and PHAS audits in order to gauge Agency performance. Agency performance audit results for January and February – High Performer.

Program Utilization (Low Income Public Housing Program)

Total number of units available at Chevybrook Estates: 58 utilized (59 units available for rentals and 1 for maintenance staff)

Total program participants (estimate): 58 families, 170 individuals, 1 vacancy

Number of units utilized at Chevybrook Estates as of January 12, 2012: 58

Charges - (rent and late fees and work order charges for December) - \$9,872.90

Receipts for rent, late fees, and work orders (December) - \$9607.07

Outstanding balances for the month of December 2011: \$265.83

Average amount received per unit per month (based on 60 units): \$165.63

HUD Operating Subsidy OFND - (2012): -\$238,485 (estimate based on HUD funding mechanism) these are funds used to operate Chevybrook Estates.

HOUSING CHOICE VOUCHER PROGRAM – WE ARE CURRENTLY LEASING UP NUMBER 225 FROM THE HOUSING CHOICE VOUCHER PROGRAM WAITING LIST.
MONTHLY UTILIZATION – HOUSING CHOICE VOUCHER PROGRAM - 2011

***preliminary figures (unaudited)**

Month	New Admission	Port-Ins	EOP's	Port-Outs	Total Leased – 1st of the Month	Total Leased – End of the Month	# Enhance Vouchers	Total \$ Spent on Enhanced Vouchers	Total \$ Spent on Port-Outs	HAP Spent After 1st	# of Lead Tests	Total \$ Spent
January	4	2	8	1	763	765	89	\$19,746.00	\$0	\$1,145.14	0	\$415,829.86
February	2	0	7	1	757	759	86	\$18,613.00	\$0	\$1,135.60	0	\$404,291.44
March	2	1	1	0	759	760	86	\$18,613.00	\$10,145.90	\$752.09	0	\$414,548.31
April	0	1	10	0	750	750	84	\$17,883.00	\$980.39	\$2,854.39	0	\$398,201.44
May	0	0	4	1	745	745	82	\$17,679.00	\$980.39	\$70.00	0	\$387,135.46
June	0	1	6	0	740	740	80	\$17,270.00	\$980.39	\$1,731.01	0	\$387,302.38
July	0	0	10	1	729	729	79	\$16,811.00	\$980.39	\$587.30	0	\$370,724.24
August	0	0	10	1	718	719	78	\$16,821.00	\$980.39	\$3,463.20	0	\$376,724.76
September	0	0	6	0	712	712	78	\$16,575.00	\$1,254.39	\$2,698.03	0	\$370,530.68
October	0	0	9	0	703	704	78	\$16,575.00	\$1,254.39	\$2,001.37	1	\$368,182.19
November	0	2	5	0	700	700	78	\$16,575.00	\$1,254.39	\$1,666.51	1	\$359,256.03
December	0	0	4	1	695	695	77	\$16,357.00	\$1,254.39	\$2,145.30	2	\$360,723.64
TOTAL	8	7	80	6	8771	8778	975	\$209,518.00	\$20,065.41	\$20,249.94	4	\$4,613,450.43

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MONTHLY UTILIZATION – HOUSING CHOICE VOUCHER PROGRAM - 2012

***preliminary figures (unaudited)**

Month	New Admission	Port-Ins	EOP's	Port-Outs	Total Leased – 1 st of the Month	Total Leased – End of the Month	# Enhance Vouchers	# of Lead Tests	Total \$ Spent
January	0	0	9	0	686	686	76	N/A	N/A

CFP FUNDS AVAILABLE	GRANT	AUTHORIZED	AVAILABLE
CFP	OH12P073501-10	96,527.00	96,527.00
CFP	OH12P073501-11	80,202.00	80,202.00
OPERATING FUNDS - JANUARY			
OFND	OH073-00000112D	18,483.00	18,483.00

Attachments:

2012 INCOME LIMITS

1 Person	— \$22,300
2 Person	— \$25,500
3 Person	— \$28,700
4 Person	— \$31,850
5 Person	— \$34,400
6 Person	— \$36,950
7 Person	— \$39,500
8 Person	— \$42,050

2012 PAYMENT STANDARDS

Effective 01/01/2012 at 110% of FMR

0 BR	- \$572
1 BR	- \$663
2 BR	- \$799
3 BR	- \$1,025
4 BR	- \$1,089
5 BR	- \$1,252

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Parma Public Housing Agency Mail - CY2012 Public Housing Operating Fund Program-



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CY2012 Public Housing Operating Fund Program-Funding Recommendation (OH073)

Dirks, Marcy L <Marcy.L.Dirks@hud.gov>

To: Lev Kulchytsky <lev@parmahousing.org >

Tue, Dec 13, 2011 at 10:06 AM

Dear Lev,

I have completed my review of your Agency's 2012 operating subsidy submission and submitted the following recommendations for the funding period:

OH073000001-\$238,485.

Changes were made:

- To Section 2, Line 06a to zero. Based on information contained in IMS-PIC for the reporting period 07/01/2010 to 06/30/2011, there were no HUD-approved police officer unit that met the "special use" conditions outlined in 24 CFR Part 990.
- To Section 3, Part A, Line 05 PUM UEL to \$131.30. I have attached a copy of the updated HUD-52722 form.
- To Section 3, Part B, Line 01 PUM formula income. Per "Guidance on CY2012 Formula Income Methodology and Guidance", the PUM formula was calculated based on 2010 audited amounts

The following is the calculation:

Line 70300 (2010) Net Tenant Revenue \$115,025
Line 11210 (2010) Unit Months Leased 691
PUM formula income (70300/11210) \$166.46
2012 formula inflation factor 1.0218
2012 inflated PUM formula income \$170.09

Please be advised that all recommendations for funding are subject to review and final approval by HUD Headquarters; therefore, the aforementioned amount does not include final adjustments and funding proration which will be applied by HUD Headquarters at a later date. If you have any questions, please feel free to contact me.

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HOUSING CHOICE VOUCHER PROGRAM (HCVP)
Housing Allowances for Tenant Furnished Utilities and Other Services
Cuyahoga Metropolitan Housing Authority (CMHA)
Natural Gas, Electric, Electric Heat Pump

Utility Allowance Effective: January 1, 2012

Actual bedrooms in unit:	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR	8 BR
Monthly dollar allowances:										
SPACE HEAT (natural gas):										
1 Single-family dwelling	32	43	57	70	84	98	112	125	139	153
2 Townhouse, Duplex/Triplex, Row House	32	43	55	67	79	90	102	114	126	138
3 Multi-unit apartment	27	37	40	43	45	48	51	54		
4 Manufactured home	36	49	50	51	52	54	55			
5 Manufactured home - CHL	69	93	93	93	93	93				
SPACE HEAT (electric resistance heating):										
6 Single-family dwelling	39	52	76	99	123	147	170	194		
7 Townhouse, Duplex/Triplex, Row House	29	39	59	79	99	119	139	160		
8 Multi-unit apartment	21	28	45	62	80	97	114	132		
9 Manufactured home	51	68	70	72	74	76	78			
SPACE HEAT (electric heat pump):										
10 Single-family dwelling	27	37	53	70	87	103	120	137		
11 Townhouse, Duplex/Triplex, Row House	20	27	41	56	70	84	98	113		
12 Multi-unit apartment	15	20	32	44	56	68	81	93		
13 Manufactured home	36	48	49	51	52	54	55			
DOMESTIC WATER HEATING:										
14 Natural gas	3	4	7	9	12	14	17	19	22	24
15 Electricity	9	13	21	28	35	43	50	57	63	72
COOKING:										
16 Natural gas	1	2	3	4	5	6	7	8	9	10
17 Electricity	5	7	9	12	14	17	19	22	24	27
ELECTRICITY-other:										
18 Single-family	22	30	43	55	72	84	96	108	121	133
19 Townhouse, Duplex/Triplex, Row House	17	23	34	46	62	73	85	96	107	119
20 Multi-unit apartment	17	23	32	41	50	59	68	77	86	95
21 Manufactured home	18	25	38	50	63	76	88	101	114	126
MONTHLY SERVICE CHARGES--										
22 Natural gas	15	20	20	20	20	20	20	20	20	20
23 Electricity	3	4	4	4	4	4	4	4	4	4
Water and Sewer COMBINED										
24 City of Cleveland	21	28	44	61	80	99	119	138	157	176
25 City of East Cleveland	23	31	50	70	94	118	143	167	191	216
26 Suburban	23	31	50	70	94	118	143	167	191	216
APPLIANCES (if not owner-furnished):										
27 Range	3	5	5	5	5	5	5	5	5	5
28 Refrigerator	5	7	7	7	7	7	7	7	7	7
TRASH:										
29 City of Cleveland	6	9	9	9	9	9	9	9	9	9
30 Suburban	8	11	11	11	11	11	11	11	11	11
Payment Standards (subsidy limits):	\$442	\$590	\$673	\$783	\$1,026	\$1,155	\$1,327	\$1,501	\$1,674	\$1,848
Payment standard effective July 1, 2009 (subtract from reasonable gross rent to check if additional tenant portion would be required.)										

NOTE: The natural gas customer service charge is included in the natural gas heating allowances, and the electric customer service charge is included in the Electricity-other allowances.

Rates revised: September, 2011

Form HUD-52667 equiv.

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Housing Allowances for Tenant Furnished Utilities and Other Services
Cuyahoga Metropolitan Housing Authority (CMHA)
NEW CONSTRUCTION*

Utility Allowance Effective: January 1, 2012

Actual bedrooms in unit:	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly dollar allowances:							
SPACE HEAT (natural gas):							
1 Single-family dwelling	24	32	40	47	55	62	70
2 Townhouse, Duplex/Triplex, Row House	24	33	39	46	52	58	65
3 Multi-unit apartment	21	29	31	32	34	35	37
4 Manufactured home	31	42	43	44	45	46	47
SPACE HEAT (electric resistance heating):							
5 Single-family	21	28	41	54	67	80	93
6 Townhouse, Duplex/Triplex, Row House	15	21	32	43	54	65	76
7 Multi-unit apartment	11	15	25	34	43	53	62
8 Manufactured home	39	53	55	56	58	59	61
SPACE HEAT (electric heat pump):							
9 Single-family	15	20	29	38	47	56	66
10 Townhouse, Duplex/Triplex, Row House	11	15	23	30	38	46	54
11 Multi-unit apartment	8	11	17	24	31	37	44
12 Manufactured home	28	38	39	40	41	42	43
DOMESTIC WATER HEATING:							
13 Natural Gas	3	4	7	9	12	14	17
14 Electricity	9	13	21	28	35	43	50
COOKING:							
15 Natural Gas	1	2	3	4	5	6	7
16 Electricity	5	7	9	12	14	17	19
ELECTRICITY-other:							
17 Single-family	22	30	43	55	72	84	96
18 Townhouse, Duplex/Triplex, Row House	17	23	34	46	62	73	85
19 Multi-unit apartment	17	23	32	41	50	59	68
20 Manufactured home	18	25	38	50	63	76	88
MONTHLY SERVICE CHARGES---							
21 Natural gas	15	20	20	20	20	20	20
22 Electricity	5	4	4	4	4	4	4
Water and Sewer COMBINED							
23 City of Cleveland	21	28	44	61	80	99	119
24 City of East Cleveland	23	31	50	70	94	118	143
25 Suburban	23	31	50	70	94	118	143
APPLIANCES (if not owner-furnished):							
26 Range	3	5	5	5	5	5	5
27 Refrigerator	5	7	7	7	7	7	7
TRASH:							
28 City of Cleveland	6	9	9	9	9	9	9
29 Suburban	8	11	11	11	11	11	11
Payment Standards (subsidy limits):	\$442	\$590	\$673	\$783	\$1,026	\$1,155	\$1,327
Payment standard effective July 1, 2009 (subtract from reasonable gross rent to check if additional tenant portion would be required.)							

NOTE: The natural gas customer service charge is included in the natural gas heating allowances, and the electric customer service charge is included in the Electricity-other allowances.

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